

26 Regent Street  
Leamington Spa  
CV32 5EH

ehB  
COMMERCIAL



## Town Centre Retail and Residential Investment For Sale Freehold

- For Sale Freehold Price £695,000
- Excellent Retail and Residential Investment Producing **£47,200 p.a gross income**
- Lock Up Shop and Two Apartments
- Town Centre Position with Excellent Amenities
- Rear Paved Walled Garden with Pedestrian access
- Fully refurbished and Compliant
- Grade II Listed Building

### CONTACT

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**RICS**

### **Location**

Located on Regent Street, within the heart of Leamington Spa's town centre, in a busy secondary retailing pitch, adjacent to a range of independent retails, restaurants and bars.

### **Description & Accommodation**

26 Regent street comprises a mid terraced Regency building retaining many period features. Of traditional construction with rendered and painted solid brick elevations. The property is an income producing investment with Lock Up shop at ground floor, which also provides access to two residential apartments, one within the basement with lighting well to the rear and the second on the first, second and third floors. The building has been comprehensively refurbished over the years and provides well maintained and compliant accommodation.

Fully occupied, at ground floor the building is let to Sweeney Todd, a gents barbers. The basement is as a self contained one bedroom apartment with rear garden and the upper floors are let on a room by room basis as a five bedroom licenced HMO.

In greater detail the building provides:-

### **Shop**

Retail Area (net) 496 sq.ft  
Net internal frontage 4.5m  
Overall shop depth 11.89m

### **Basement Apartment**

Access from the principle front door, leading to the rear stairs down, providing a hallway off which is the fitted kitchen, dining and living room leading to a fitted shower room and separate store room. Large double bedroom off hallway and further store at the front.

Included with the basement flat is a rear paved walled garden with rear pedestrian access.

### **Upper Floor Apartment**

First floor - large fitted kitchen/dining room, two double bedrooms, mezzanine store, second floor three further bedrooms and shower room. Up three steps to a further shower room and on the third floor (attic room) a further guest room/store/study.

### **Services**

All mains services connected. The upper floors, as an HMO, is fitted with a fire alarm system. Each residential unit is fitted with a gas fired central heating and hot water system. Water to the three units is submetered by the landlord. Electricity to the basement apartment is submetered by the landlord. The landlord provides WIFI to the upper floors.

### **Tenure**

The property is to be sold freehold subject to the existing occupational shop lease and assured shorthold tenancy agreements relating to the two apartments. Details as follows:-

Shop - Leased to Ms C Phelan trading as Sweeney Todd (Gents barber) for a term of 6yrs from 2nd December 2013 at a passing rent of £10,000 p.a excl'. The lease is internal repairing and insuring with a service charge liability for 33% of common areas and external repairs and decoration.

Basement apartment - Is let on an assured shorthold tenancy at a rent of £650 p.c.m excl'

Upper Floor apartment - Is let on a room by room basis, subject to six assured shorthold tenancy agreements which have moved to periodic tenancies. 3 rooms are let at £500 p.c.m and 2 at £475 p.c.m. These rents include all usual bills to include utilities, wifi and council tax.

### Rates

Rateable value for the shop for current year is £7,700  
Council tax assessment for the basement apartment is A  
Council tax assessment for the upper floor apartment is B

### Service Charge

The landlord charges the shop tenant £600 p.a on account to cover their 33% liability to the building service charge. The landlord covers the balance.

### EPC

As a listed building no epc applicable.

### Fixtures and Fittings

The price is to include the vendor's fixtures and fittings associated with the residential lettings, to include white goods and furniture.

### PRICE

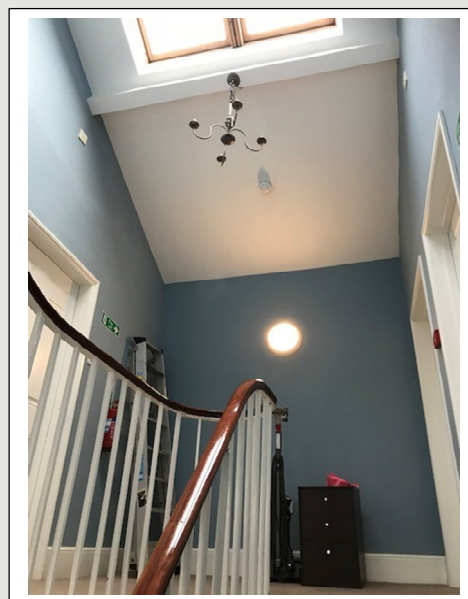
£695,000 For the freehold interest, subject to the lease details set out above.

### Legal Costs

Each party will meet their own legal costs.

### Viewing

Strictly by appointment through the sole selling agent  
ehB Commercial 01926-888181.





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## Location Map

